

PLANNING BOARD WORKSHOP MEETING

TIPP CITY, MIAMI COUNTY, OHIO

January 9, 2007

Meeting

Chairman Michael McFarland called this workshop meeting of the Tipp City Planning Board to order at 6:30 p.m.

Roll Call

Roll call showed the following Board members present: Mike McFarland, John Berbach, Mark Springer, and Robert Horrocks. Mr. McFarland **moved to excuse Mr. Blake from the workshop meeting.** Mr. Horrocks seconded the motion. Motion passed 4-0.

Others in attendance: City Manager David Collinsworth, City Engineer/Service Director Scott Vagedes, and Board Secretary Marilyn Fennell, and guests signing the register- John C. Borchers, Joe Bagi, Adam Blake, Larry Riesser, Pat Hale (Council member), Paul Lee, Paul Dehus, and Jaydee Blair. Nancy Bowman- *Dayton Daily News*, Mike Kelly- *Tipp Herald*, and Matt Bayman-*Independent Voice* were also in attendance.

DISCUSSION:

Discussion of the
"Legacy" Overlay
District

Mr. McFarland said due to the absence of Mr. Vath and Mr. Spring Mr. Collinsworth and Mr. Vagedes were in attendance. Mr. Collinsworth said this discussion was regarding a matter that will have a public hearing at the regular meeting tonight. This is for the adoption of the Legacy Overlay Zoning District as part of the implementation of our Legacy District Reuse Plan. He noted on the map the area that was being discussed. The study area was looked at earlier last year. This area transverses the Historic Area and is basically adjacent to the railroad. These older properties were developed for industrial uses and have fallen into disuse or may not be viable as industrial properties. He said the City wanted to examine those areas and how we can adjust our zoning code to allow for a wider range of uses. There are also residential uses mixed in this area. We are not going to see the typical type of reuse where we have a "greenfield" development, (1 story, 50,000-200,000 sq. ft. types of structures). The idea of the Reuse Plan was that flexibility was needed in the zoning code to affect some changes in these neighborhoods so that there can be some flexibility.

Mr. Collinsworth said there had been several workshops with the public and with the Planning Board. One of the first steps to implement the Reuse Plan is to establish the Legacy Overlay District. This is what will hopefully be recommended tonight. The text of the ordinance was reviewed last month by the Planning Board. There was a question in the design standards regarding air conditioning units jutting out from the buildings. The revision to that states, **"The provisions of this section shall apply to all new construction or the expansion of existing structures within the Legacy Overlay District."** There will be no changes for a pre-existing building but if there is an expansion or new construction then that would not be permitted.

Due to the proximity of the residential areas there will be some design criteria to be observed. All underlying zoning will remain as they are today. If there is I-1 zoning, it will remain. We are proposing this new zoning classification as an overlay zoning.

Mr. Berbach said he has reviewed the material and had his questions answered. He said the parking has been addressed and thinks it should work very well with the reductions that are permitted. Mr. Collinsworth said that the property owners had expressed those concerns also. Mr. Springer said that along with the permitted uses in the I-1D district, residential use on the second floor and retail on the first will open up the area. Mr. Horrocks said he was concerned about improving the marketability of the properties. He was impressed with the work done thru this process.

Mr. McFarland asked for comments from those in attendance. There were none.

Mr. Collinsworth said the ordinance follows almost verbatim what was recommended in the Plan. Mr. Springer said he looked at the Action Plan and it appeared that we were following the timeline recommended.

Mr. McFarland said any existing structure stays as is until there is new construction or expansion. He said there will be a public hearing tonight at the regular meeting. Mr. Berbach said from the first meeting there was good attendance and input from the business and residential property owners. Mr. Collinsworth commented that the consultants were pleased at the turnout at the public fact-finding meetings.

Adjournment

There being no further discussion Mr. Springer **moved that the meeting be adjourned.** Mr. Berbach seconded the motion. The motion passed 4-0. Chairman McFarland declared the workshop adjourned at 7:20pm.

Michael McFarland, Planning Board Chairman

Attest: _____
Marilyn Fennell, Board Secretary